

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO

IN THE MATTER OF:

SUPER PET CENTER, INC.

Debtor

CASE NO.: 10-08177 (SEK)

CHAPTER 11



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REQUEST FOR PAYMENT OF ADMINISTRATIVE EXPENSE CLAIM

1. Name of Claimant: Plaza Carolina Mall, L.P.
2. Nature and description of the claim incurred during or arising on or after the
Petition Date: Chapter 11 post petition administrative rent under a lease of
nonresidential real property.
3. Date(s) claim arose: September 3, 2010
4. Amount of claim: \$35,081.02
5. Documentation supporting this administrative priority claim is attached hereto as
Exhibit A.

Respectfully submitted

Catherine M. Martin, Esq., Attorney for
Simon Property Group, Inc. and its related entities
TN Bar No. 019472
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E-mail address: cmartin@simon.com

TENANT: SUPE// Super Pet Center, Inc.
LEASE: SUPE// Plaza Carolina
PROJECT: 4732 Carolina PR ***** ACTIVE SPACE *****

EXECUTION DATE: 3/03/2006 LEASE STATUS: Executed
LEASE START DATE: 2/01/2006 LEASE TYPE: Lease
LEASE END DATE: 1/31/2016 SECURITY DEPOSIT: .00
REPLACEMENT DATE: CORP NAME: Super Pet Center, Inc.
INSURANCE EXP: Terms: Due On or Before 1st

---SPACE INFO--- SEQ # : 1
FLOOR: 02 UNIT: 228 UNIT TYPE: INL SPACE START: 2/01/2006 OPEN SPACE TYPE: RET
SQ FT: RENTABLE SPACE END: 1/31/2016 VACANT CLOSE
LEASE: 3,510 RCD 4/02/2006 TERM
ACTUAL: 3,510
SALES REPORTING: Monthly 5
AUDITED STATEMENT: Annually 30
PAYMENT: Monthly 20
SALES YEAR: Feb - Jan
SIC 1921 Pet Shop

---RENT PERIOD INFO---				---BREAK POINT INFO---				---OVERAGE RENT INFO---			
Start Dt	End Date	Ann Rent	Sq/Ft	Start Dt	End Date	Cat	Typ	Chg	Over%	Product	Product
2/01/06	5/31/10	105,300.00	30.00	2/01/06	1/31/10	RET	BOV	6,000	1,755,000		
4/01/10	5/31/10	105,300.00	-30.00	2/01/10	1/31/11	RET	BOV	6,000	1,509,777		
4/01/10	3/31/11	87,750.00	25.00	2/01/11	1/31/12	RET	BOV	6,000	1,952,935		
4/01/10	1/31/11	105,300.00	30.00	2/01/12	1/31/16	RET	BOV	6,000	2,047,500		
2/01/11	3/31/11	122,850.00	35.00								
4/01/11	1/31/16	122,850.00	35.00								

---CURRENT MONTHLY OBLIGATIONS---

Charge Description	Ann Amt	Sq/Ft	Monthly Pay	Eff Date	End Date	Recovery Information
BMR Base Minimum Rent Fl	87,750.00	25.00	7,312.50	4/01/10	3/31/11	DWT Domestic Water
CMR Trash Removal	1,983.24	.57	165.27	1/01/11	1/31/16	Specified % X Current Cost
MFD Media Funding	11,486.04	3.27	957.17	2/01/10	1/31/16	
OFN Operating Costs Fixe	81,083.40	23.10	6,756.95	1/01/11	12/31/11	Rented/Occ
RET R/E Tax	21,060.00	6.00	1,755.00	7/01/10	1/31/16	Cap/Max: Y Rate: 100% Amt:
RRB BMR Rent Relief	105,300.00	30.00	8,775.00	4/01/10	1/31/11	Ele Electricity
RRI Offset Rent Relief	105,300.00	30.00	8,775.00	4/01/10	1/31/11	DIRECT BILLED TENANT
CURRENT OBLIGATION:	203,362.68	57.94	16,946.89			Cap/Max: Y Rate: 100% Amt:

Current Effective Rent: 193,050.00 28.73% This year (Est): 508,492.96
Total Ancillaries: 10,312.77 1.53% Last year sales: 671,904.89
Total Charges: 203,362.68 30.27% 2nd Prev Yr sls: 794,920.79
Effective Rent/Sq Ft: 57.93

Cap/Max: Y Rate: 100% Amt: %
NGS Natural Gas
NO OBLIGATION
Cap/Max: Y Rate: 100% Amt: %
OFN Opting Costs Fixed - New
FIXED @ RECURRING CHARGE
Cap/Max: Y Rate: 100% Amt: %
RET Real Estate Tax Reimbursement
ProRata Cost

TENANT: SUPPE/ Super Pet Center, Inc. ...CONTINUED
LEASE: SUPPE// Super Pet Center
PROJECT: 4732 Plaza Carolina Carolina PR
***** ACTIVE SPACE *****

--SPACE INFO-- SEQ #: 1 ...CONTINUED

Rented/Occ Cap/Max: Y Rate: 100% Amt: %

Tenant SUPPE/ Super Pet Center, Inc. Scan Deposits All Zero
 Project 4732 Plaza Carolina From 1/01/87 To 1/06/11
 Lease SUPPE// Super Pet Center

Date	Document	Check#	Description	Amount	Outstanding
9/01/10	R 5295437	001	Operating Costs Fixed - NEW	6435.19	1513.03 - post portioned administrative
9/08/10	G 1385883	001	Pre Petition / DOF / 09/03/10	27030.75	27030.75 - pre
12/01/10	R 5432849	001	Operating Costs Fixed - NEW	6435.19	6435.19
12/01/10	R 5432849	002	Trash Removal	161.24	161.24
12/01/10	R 5432849	003	Ten Reim-Media Funding	957.17	957.17
12/01/10	R 5432849	004	Base Minimum Rent Fixed	7312.50	7312.50
12/01/10	R 5432849	005	Ten Reim - R/E Tax	1755.00	1755.00
1/01/11	R 5472305	001	Operating Costs Fixed - NEW	6756.95	6756.95
1/01/11	R 5472305	002	Ten Reim-Media Funding	957.17	957.17
1/01/11	R 5472305	003	Base Minimum Rent Fixed	7312.50	7312.50
1/01/11	R 5472305	004	Ten Reim - R/E Tax	1755.00	1755.00
1/01/11	R 5472305	005	Trash Removal	165.27	165.27

post portioned administrative
 administrative

Prior .00 Net 62111.77 End 62111.77
 - 27030.75 - pre petition

End of report
 435,081.02 post petition
 administrative rent